

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 7201 Strawberry Plains Pike (32.0 +/- acre), Knoxville, TN – Trans. No. 10-12-0167(Baugh)

Purpose: Acquisition in fee to acquire the property for future expansion Pellissippi Community College.

Source of Funding: 2011 Special Capital Outlay funds - \$8.5m
Pellissippi Community College funds - \$1.5m

Estimated Cost: \$10,000,000

Owner(s): Furrow Realty Fund, LP

Comments: Furrow Realty Fund, LP has owned the property since July of 2007 and paid \$5,000,000 for it. Tax Assessor's value is \$4,267,400.00

SSC Report: 01-18-11. Dick Tracy summarized the transaction. The property will be purchased with the Special Capital Outlay funds. The gifts will be used for renovation and other costs. Staff referred to Subcommittee with recommendation.

SC Action: 01-24-11. Jurgen Bailey presented the transaction. Comptroller Wilson asked if the property is in the master plan, and Dick Tracy responded that it was in the East Campus site master plan. Treasurer Lillard asked if they were getting a second appraisal, and was told "yes". Mr. Bailey added that they will also be acquiring a billboard easement as well as completing an Environmental Phase I. Subcommittee approved the request as presented.